

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the properties located at 5243 – 5245 West Santa Monica Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines Section 15301, and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines Section 15300.2 applies.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Seta Panosian, and THEREBY SUSTAIN the CLAAPC's determination in approving a Categorical Exemption as the environmental clearance for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 9,988 square-foot ground floor restaurant/cafe that includes a 1,226 square-foot outdoor patio, the restaurant will have a maximum 230 seats that include 186 indoor seats and 44 outdoor seats, and hours of operation of Monday through Thursday: 11:30 a.m. to 11:00 p.m.; Friday: 11:30 a.m. to 1:00 a.m.; Saturday: 10:00 a.m. to 1:00 a.m.; and Sunday: 10:00 a.m. to 11:00 p.m., there will be no live entertainment for the properties located at 5243 – 5245 West Santa Monica Boulevard.

Applicant: Petros Taglyan

Representative: Larry Mondragon, Lee Rabun

Case No. ENV-2021-10705-CE-1A

Environmental No. ENV-2021-10705-CE

Related Case: ZA-2021-10704-CUB-1A

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on February 11, 2025, the PLUM Committee considered a report from the CLAAPC and a CEQA appeal for the properties located at 5243 – 5245 West Santa Monica Boulevard. Department of City Planning staff provided an overview of the matter. A representative from Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from the Appellant and Applicant Representative, the Committee recommended to deny the appeal and thereby sustain the CLAAPC's determination in approving a Categorical Exemption as the environmental clearance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-